

**TOWN OF PLAINFIELD
DEVELOPMENT REVIEW BOARD
Findings of Fact and Conclusions of Law**

Decision on the application of: Northeast Washington County Community Health, Inc.

Hearing: Northeast Washington County Community Health, Inc
ZPA 2022-02 CU amendment to ZPA 2017-01CU for site grading to reduce erosion by slowing stormwater and stabilizing existing erosion with stone, logs, berms, and dense natural plantings for property located at 157 Towne Avenue Plainfield

FINDINGS AND DECISION

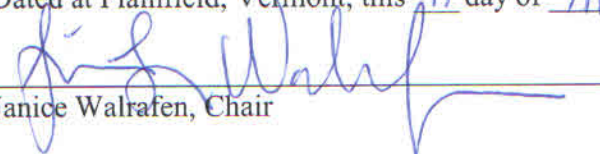
1. Walrafen opened the 2022-02 CU public hearing at 7:10 pm and administered an evidence affirmation oath, to which public hearing participants affirmed. See below for those present and list of participants.
2. Janice Walrafen (DRB Chair), Seth Mullendore (DRB Member), Mary Niebling (DRB Member), Alice Sky (DRB Member), Karen Storey (Zoning Administrator), Jessica Louisos (SLR Consulting, Health Center presenter), Douglas Osborne (SLR Consulting, Health Center presenter), Charles Cogbill (abutter, Health Center hearing) George Springston (concerned citizen, Health Center hearing), Christian Meyer (Central Vermont Regional Planning Commission, Health Center hearing),
3. Jessica Louisos and Douglas Osborne from SLR Consulting presented the project and answered questions.
4. Northeast Washington County Community Health, Inc dba Health Center volunteered to have the Central Vermont Regional Planning Commission (CVRPC) do a Stormwater project on their property. A portion of the project is on the abutters property, Johnathon Matthew.
5. There is deep erosion in the gully. There is runoff from 36 +/- acres and 5 acres of impervious surface. There are two pipes running into the gully from Rte 2 and the Post Office. This runoff bypasses the storm water pond for the Health Center property.
6. The purpose of the project is to stabilize the very steep part of the gully. There will be a berm. The Plainfield Selectboard will need to have a maintenance agreement to inspect and clean out the catch pond. This work to be done by road crew.
7. The area has natural vegetation growing but the project will add more. Logs should be added to the gully to reduce erosion and catch the sediment.

8. The logs will come from the property. They are the cull logs that are close to the top that will evidently fall in without repair to the gully.
9. There will be an additional 600+ trees planted.
10. The gully is 5ft to 20 ft wide at the bottom.
11. George Springston stated that the area has very serious erosion. If the above measures are not done, then in the worst case scenario the Health Center retention pond will give out.
12. The water is mostly coming from past the pond. Implementation of the project will improve water quality, reducing phosphate into the river.
13. The plantings will be part of the Construction bid. The landscaper will need to be a specialist for stone work and vegetation. There will be an on site inspection to ensure planting. It is expected that the plantings will have a 75% survival rate. Therefore maintenance for 2 years to give the plantings a good start will be required.
14. Runoff in Plainfield is a concern. There are many potential projects. Central Vermont Regional Planning Commission is working with the high priority stormwater erosion. Friends of Winooski had done some work on locating the erosion gullies.
14. Janice Walrafen closed the public hearing portion of the meeting at around 8 pm.

MOTION:

Mary Niebling moved to approve the permit application Alice Sky seconded. The motion passed unanimously.

Dated at Plainfield, Vermont, this 11 day of May 2022.



Janice Walrafen, Chair

NOTICE: This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the Development Review Board. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. Sec. 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings